



September 3, 2010

RE: SPEX-2010-0012, Verizon Wireless at GWU

To Whom It May Concern:

You are listed in the current real estate books of Loudoun County as the owner of a parcel of land described as Tax Map _____, Parcel _____, MCPI# _____. In accordance with the provisions of the Loudoun County Zoning Ordinance, I hereby notify you of a planned public hearing before the Loudoun County Board of Supervisors on September 13, 2010, at 6:00 p.m., to be held at the Supervisor's Meeting Room, County Government Center, 1 Harrison St., SE, Leesburg, VA, concerning SPEX-2010-0012, Verizon Wireless at George Washington University.

This application is for a Special Exception to add telecommunication antennas to the roof of the existing University building.

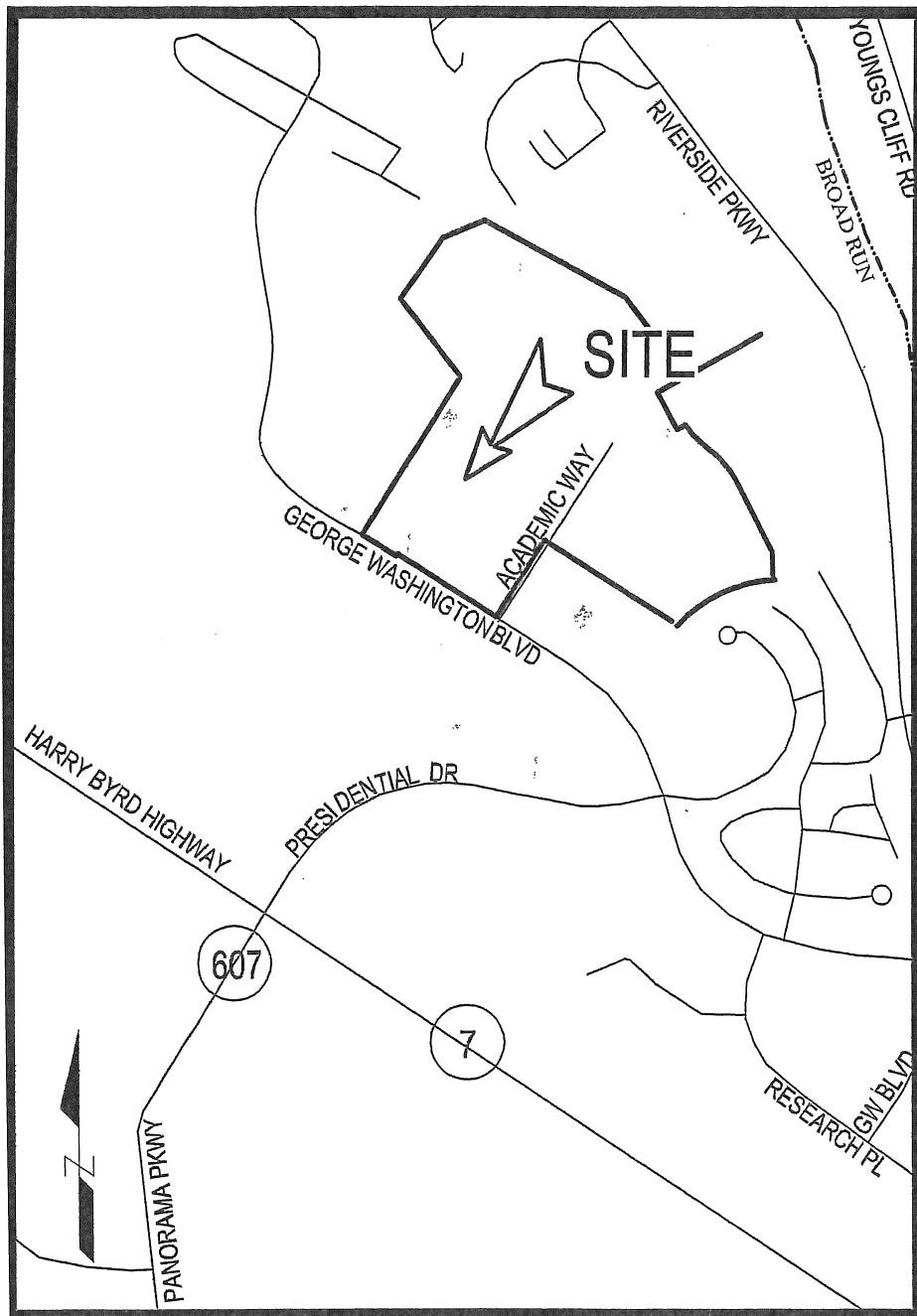
The property which is the subject of this application is identified as Loudoun County Tax Map 63, Parcel 2, MCPI#039-46-6559-000, located at 20101 Academic Way, Ashburn, VA 20147.

All members of the public will be heard as to their views pertinent to these matters at the aforementioned public hearing.

If you have any questions about this application, please call me or Ginny Rowen, the County's project manager at 703-777-0246 or 478-8416. To view the project file, contact the Loudoun County Building and Development Department at 703-777-0397 or 478-8432.

Sincerely,

Harold Bernadzikowski
Zoning Manager, Agent for Verizon Wireless



VICINITY MAP
SCALE: 1" = 1000'

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Real Estate Assessment - 2010

Owner and Legal - Residential

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Recent Sales

Tax History

PIN: 039-37-5060-000 Tax Map Number: /63/E/7/////A/ Year: 2010	Property Address
Current Owner Name/Address UNIVERSITY CTR RES OWNERS ASSOC c/o CHARLES E SMITH MGMT INC 2345 CRYSTAL DR ARLINGTON VA22202	Current Description UNIVERSITY CENTER PHASE 1 1335--1567 D/G, 1345--466 1473--371 ESMT AGRMT PARCEL G-EAST LOT A Acreage: 5.06
Land Book Owner As of Jan 1, 2010 UNIVERSITY CTR RES OWNERS ASSOC c/o CHARLES E SMITH MGMT INC 2345 CRYSTAL DR ARLINGTON VA 22202	Land Book Description UNIVERSITY CENTER PHASE 1 1335--1567 D/G, 1345--466 1473--371 ESMT AGRMT PARCEL G-EAST LOT A Acreage: 5.06

Sales Information/Group# 002

Recordation Date: 8/14/1994
 Sale Price: \$0
 Most recent Deed Book/page: 1473--371
 Deed Year: 1996

Total Parcel Assessment Information

As of Jan 1st:
 Land: \$0
 Improvement: \$0
 Fair Market Total: \$0
 Land Use: \$0

Miscellaneous

State Use Classification: CLASS 200 HOA Billing District: BROAD RUN Election District: BROAD RN Affordable Dwelling Unit: NO Occupancy Code: VACANT LND	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR NOT TX Tax Code: TAXABLE
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Structure Information As Of Current Date

Structure Information #1


Assessment: \$0 Year Built: 0 Total Living Area: 0 Occupancy Code: VACANT LND	Address:		
Primary Area Construction: Stories: Attic: Basement: Area Square Feet: 0	Structure Feature	Structure Type	Area Sq Ft
Basement Total Basement: 0 Finished Basement: 0 Basement Entrance: NO	Bath Count 1/2 Bath: 0 Full Bath: 0		

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PIN: 038-26-2101-000 Tax Map Number: /63/E/8/////A/ Year: 2010	Property Address
Current Owner Name/Address  UNIVERSITY CENTER RES OWNERS ASSOCN c/o CHARLES E SMITH MGMT INC 2345 CRYSTAL DR STE 1000 ARLINGTON VA22202-4801	Current Description RIVERSIDE VILL AT UNV CTR 1345--1522,1345--1535 DEC PC B-139-8,PC B-139-1 SEC.1 PARCEL A Acreage: 6.02
Land Book Owner As of Jan 1, 2010 UNIVERSITY CENTER RES OWNERS ASSOCN c/o CHARLES E SMITH MGMT INC 2345 CRYSTAL DR STE 1000 ARLINGTON VA 22202-4801	Land Book Description RIVERSIDE VILL AT UNV CTR 1345--1522,1345--1535 DEC PC B-139-8,PC B-139-1 SEC.1 PARCEL A Acreage: 6.02

Sales Information/Group# 002

Recordation Date: 12/14/1994 Sale Price: \$0 Most recent Deed Book/page: 1345--1535 Deed Year: 1994
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Total Parcel Assessment Information

As of Jan 1st: Land: \$0 Improvement: \$0 Fair Market Total: \$0 Land Use: \$0
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Miscellaneous

State Use Classification: CLASS 200 HOA Billing District: BROAD RUN Election District: BROAD RN Affordable Dwelling Unit: NO Occupancy Code: VACANT LND	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR NOT TX Tax Code: TAXABLE
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Structure Information As Of Current Date**Structure Information #1**

Assessment: \$0 Year Built: 0 Total Living Area: 0 Occupancy Code: VACANT LND	Address:		
Primary Area Construction: Stories: Attic: Basement: Area Square Feet: 0	Structure Feature	Structure Type	Area Sq Ft
Basement Total Basement: 0 Finished Basement: 0 Basement Entrance: NO	Bath Count 1/2 Bath: 0 Full Bath: 0		

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Owner and Legal - Commercial[Map It](#)[Recent Sales](#)[Tax History](#)

PIN: 038-16-7329-000 Tax Map Number: /63/E16///P-1/ Year: 2010	Property Address
Current Owner Name/Address ⓘ U C PARCEL P-1 LLC 4719 HAMPDEN LN STE 300 BETHESDA MD20814-3074	Current Description UNIVERSITY CENTER PCL.P-1 200901050000036 200510030112081P Acreage: 13.54
Land Book Owner As of Jan 1, 2010 U C PARCEL P-1 LLC 4719 HAMPDEN LN STE 300 BETHESDA MD 20814-2909	Land Book Description UNIVERSITY CENTER PCL.P-1 200901050000036 200510030112081P Acreage: 13.54

Sales Information/Group# 403

Recordation Date: 1/5/2009
Sale Price: \$750,000
Most recent Instrument ID: 200901050000036
Deed Year: 2009

Total Parcel Assessment Information

As of Jan 1st:
Land: \$2,237,500
Improvement: \$0
Fair Market Total: \$2,237,500
Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN Occupancy Code: VACANT LND	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date**Structure Information #1**

Year Built: 0
Total Area: 0
Occupancy Code: VACANT LND
Percent Improvement Complete Jan 1: 0

Address:

Date of Query: 9/3/2010

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Owner and Legal - Commercial

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Recent Sales

Tax History

PIN: 039-47-4460-000 Tax Map Number: /63/E/1/////1/ Year: 2010	Property Address 45065 RIVERSIDE PKWY ASHBURN VA 20147
Current Owner Name/Address GEORGE WASHINGTON UNIVERSITY, THE 2100 PENNSYLVANIA AVE NW STE 250 WASHINGTON DC 20037-3217	Current Description UNIVERSITY CTR PH.1 LOT 1 200504220041364 200504220041365P Acreage: 7.23
Land Book Owner As of Jan 1, 2010 GEORGE WASHINGTON UNIVERSITY, THE 2100 PENNSYLVANIA AVE NW STE 250 WASHINGTON DC 20037-3217	Land Book Description UNIVERSITY CTR PH.1 LOT 1 200504220041364 200504220041365P Acreage: 7.23

Sales Information/Group# 493

Recordation Date: 4/22/2005
 Sale Price: \$0
 Most recent Instrument ID: 200504220041364
 Deed Year: 2005

Total Parcel Assessment Information

As of Jan 1st:
 Land: \$2,913,200
 Improvement: \$9,381,400
 Fair Market Total: \$12,294,600
 Land Use: \$0

Miscellaneous

State Use Classification: EXEMPT Billing District: BROAD RUN Election District: BROAD RN	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR-EXEMPT Tax Code: EDUC OUT
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Structure Information As Of Current Date

Structure Information #1

Year Built: 2002 Total Area: 75,974 Occupancy Code: EDCTNL Percent Improvement Complete Jan 1: 0	Address: 45065 RIVERSIDE PKWY ASHBURN VA 20147
Primary Area Class: OFFICEBLDG Construction: CL C MSNRY Stories: 2.0 Story Height: 16	Area Square Feet Gross Building Area: 20,648 Perimeter: 1,410 Total Basement: 9639 Finished Basement: 0
Building Exterior Walls-1: BRK VNR Walls-2: Roof Material: BUILT UP Roof Type: FLAT/SHED Foundation: CONCRETE	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 22 Extra Sinks: 22 Urinals: 5 Other Fixtures: 4
Building Interior Walls:	Heat-AC Heating Type: UNSPECIFIED

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PIN: 039-37-0350-000 Tax Map Number: /63/E12///GW1/ Year: 2010	Property Address 45085 UNIVERSITY DR ASHBURN VA 20147
Current Owner Name/Address GEORGE WASHINGTON UNIVERSITY 2121 I ST NW STE 701 WASHINGTON DC 20052-0086	Current Description U.CTR PH.1 PCL.G-WEST 1 200812080071036 (WAIVER LOT) Acreage: 6.48
Land Book Owner As of Jan 1, 2010 GEORGE WASHINGTON UNIVERSITY 2121 I ST NW STE 701 WASHINGTON DC 20052-0086	Land Book Description U.CTR PH.1 PCL.G-WEST 1 200812080071036 (WAIVER LOT) Acreage: 6.48

Sales Information/Group# 460

Recordation Date: 12/8/2008
 Sale Price: \$16,593,612
 Most recent Instrument ID: 200812080071036
 Deed Year: 2008

Total Parcel Assessment Information

As of Jan 1st:
 Land: \$2,611,000
 Improvement: \$9,687,500
 Fair Market Total: \$12,298,500
 Land Use: \$0

Miscellaneous

State Use Classification: EXEMPT Billing District: BROAD RUN Election District: BROAD RN	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR-EXEMPT Tax Code: EDUC OUT
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Structure Information As Of Current Date**Structure Information #1**

Year Built: 1997 Total Area: 77,004 Occupancy Code: OFFICEBLDG Percent Improvement Complete Jan 1: 0	Address: 45085 UNIVERSITY DR ASHBURN VA 20147
Primary Area Class: OFFICEBLDG Construction: CL A STEEL Stories: 3.0 Story Height: 12	Area Square Feet Gross Building Area: 25,668 Perimeter: 738 Total Basement: 0 Finished Basement: 0
Building Exterior Walls-1: BRK VNR Walls-2: Roof Material: Roof Type: Foundation:	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0
Building Interior Walls: DRYWALL	Heat-AC Heating Type: WARM/COOL AIR ZONED

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Tax History

PIN: 039-36-6681-000 Tax Map Number: /63/E12///GW2/ Year: 2010	Property Address 0
Current Owner Name/Address GEORGE WASHINGTON UNIVERSITY 2121 PENNSYLVANIA AVE NW #250 WASHINGTON DC20433-0005	Current Description U.CTR PH.1 PCL.G-WEST 2 200412220137153 (PARENT TRACT) Acreage: 5.24
Land Book Owner As of Jan 1, 2010 GEORGE WASHINGTON UNIVERSITY 2121 PENNSYLVANIA AVE NW #250 WASHINGTON DC 20433-0005	Land Book Description U.CTR PH.1 PCL.G-WEST 2 200412220137153 (PARENT TRACT) Acreage: 5.24

Sales Information/Group# 403

Recordation Date: 12/22/2004
Sale Price: \$1,528,337
Most recent Instrument ID: 200412220137153
Deed Year: 2004

Total Parcel Assessment Information

As of Jan 1st:
Land: \$2,111,400
Improvement: \$0
Fair Market Total: \$2,111,400
Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN Occupancy Code: VACANT LND	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date

Structure Information #1

Year Built: 0 Total Area: 0 Occupancy Code: VACANT LND Percent Improvement Complete Jan 1: 0	Address: 0
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Date of Query: 9/3/2010

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PIN: 039-45-6733-000 Tax Map Number: /63/E13///UC3/ Year: 2010	Property Address 20020 HIGHLAND VISTA DR ASHBURN VA 20147
Current Owner Name/Address  MERRITT-UC LLC 2066 LORD BALTIMORE DR BALTIMORE MD21244-2501	Current Description UNIVERSITY CTR PARCEL D 200805280032307 200805230032308P LOT UC3 Acreage: 11.04
Land Book Owner As of Jan 1, 2010 MERRITT-UC LLC 2066 LORD BALTIMORE DR BALTIMORE MD 21244-2501	Land Book Description UNIVERSITY CTR PARCEL D 200805280032307 200805230032308P LOT UC3 Acreage: 11.04

Sales Information/Group# 403

Recordation Date: 5/28/2008
 Sale Price: \$0
 Most recent Instrument ID: 200805280032308
 Deed Year: 2008

Total Parcel Assessment Information

As of Jan 1st:
 Land: \$4,448,300
 Improvement: \$0
 Fair Market Total: \$4,448,300
 Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN Occupancy Code: VACANT LND	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date**Structure Information #1**

Year Built: 0 Total Area: 0 Occupancy Code: VACANT LND Percent Improvement Complete Jan 1: 0	Address: 20020 HIGHLAND VISTA DR ASHBURN VA 20147
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PIN: 038-15-4293-000 Tax Map Number: /63/E13///UC2/ Year: 2010	Property Address 19980 HIGHLAND VISTA DR ASHBURN VA 20147
Current Owner Name/Address  MERRITT-UC LLC 2066 LORD BALTIMORE DR BALTIMORE MD21244-2501	Current Description UNIVERSITY CTR PARCEL D 200805280032307 200805230032308P LOT UC2 Acreage: 9.65
Land Book Owner As of Jan 1, 2010 MERRITT-UC LLC 2066 LORD BALTIMORE DR BALTIMORE MD 21244-2501	Land Book Description UNIVERSITY CTR PARCEL D 200805280032307 200805230032308P LOT UC2 Acreage: 9.65

Sales Information/Group# 460

Recordation Date: 5/28/2008
 Sale Price: \$0
 Most recent Instrument ID: 200805280032308
 Deed Year: 2008

Total Parcel Assessment Information

As of Jan 1st:
 Land: \$3,888,300
 Improvement: \$3,064,600
 Fair Market Total: \$6,952,900
 Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date**Structure Information #1**

Year Built: 2006 Total Area: 64,339 Occupancy Code: OFFICEBLDG Percent Improvement Complete Jan 1: 0	Address: 19980 HIGHLAND VISTA DR ASHBURN VA 20147
Primary Area Class: OFFICEBLDG Construction: CL C MSNRY Stories: 1.0 Story Height: 21	Area Square Feet Gross Building Area: 64,339 Perimeter: 1,590 Total Basement: 0 Finished Basement: 0
Building Exterior Walls-1: C.M.U. Walls-2: Roof Material: BUILT UP Roof Type: FLAT/SHED Foundation: CONCRETE	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0

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Real Estate Assessment - 2010

Owner and Legal - Commercial

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Recent Sales

Tax History

PIN: 038-25-0641-000 Tax Map Number: /63/E/1////BC/ Year: 2010	Property Address 44811 MILESTONE SQ ASHBURN VA 20147
Current Owner Name/Address  A S N STONERIDGE LLC c/o ARCHSTONE SMITH 9200 EAST PANORAMA CIR STE 400 ENGLEWOOD CO80112	Current Description UNIVER CTR PH.1 PCL.B/C 2232--2128 1676--1375 (WAIVER LOT) Acreage: 43.68
Land Book Owner As of Jan 1, 2010 A S N STONERIDGE LLC c/o ARCHSTONE SMITH 9200 EAST PANORAMA CIR STE 400 ENGLEWOOD CO 80112	Land Book Description UNIVER CTR PH.1 PCL.B/C 2232--2128 1676--1375 (WAIVER LOT) Acreage: 43.68

Sales Information/Group# 477

Recordation Date: 8/6/2002
 Sale Price: \$0
 Most recent Deed Book/page: 2232--2128
 Deed Year: 2002

Total Parcel Assessment Information

As of Jan 1st:
 Land: \$18,900,000
 Improvement: \$57,931,600
 Fair Market Total: \$76,831,600
 Land Use: \$0

Miscellaneous

State Use Classification: MULTI-FAMILY Billing District: BROAD RUN Election District: BROAD RN	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR NOT TX Tax Code: TAXABLE
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Structure Information As Of Current Date

Structure Information #1

Year Built: 2000 Total Area: 26,806 Occupancy Code: MULTI-FAM Percent Improvement Complete Jan 1: 0	Address: 44811 MILESTONE SQ ASHBURN VA 20147
Primary Area Class: APARTMENTS Construction: CL D FRAME Stories: 4.2 Story Height: 9	Area Square Feet Gross Building Area: 6,382 Perimeter: 896 Total Basement: 0 Finished Basement: 0
Building Exterior Walls-1: Walls-2: Roof Material: Roof Type: Foundation:	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0

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Recent Sales

Tax History

PIN: 039-35-6244-000 Tax Map Number: /63/E20/////A/ Year: 2010	Property Address 44850 LAKEVIEW OVERLOOK PLAZA ASHBURN VA 20147
Current Owner Name/Address  M R P/T B G ASSOCIATES LLC c/o MRP REALTY 1310 N COURTHOUSE RD # 1100 ARLINGTON VA22201-2508	Current Description UNIVERSITY CENTER PCL.A 200810280064337 200810280064338P Acreage: 2.97
Land Book Owner As of Jan 1, 2010 MRP/TBG ASSOCIATES LLC 1133 21ST ST NW WASHINGTON DC 20036-3390	Land Book Description UNIVERSITY CENTER PCL.A 200810280064337 200810280064338P Acreage: 2.97

Sales Information/Group# 403

Recordation Date: 10/28/2008
Sale Price: \$0
Most recent Instrument ID: 200810280064338
Deed Year: 2008

Total Parcel Assessment Information

As of Jan 1st:
Land: \$1,196,700
Improvement: \$0
Fair Market Total: \$1,196,700
Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN Occupancy Code: VACANT LND	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date

Structure Information #1

Year Built: 0 Total Area: 0 Occupancy Code: VACANT LND Percent Improvement Complete Jan 1: 0	Address: 44850 LAKEVIEW OVERLOOK PLAZA ASHBURN VA 20147
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PARCEL TO BE DELETED

PIN: 039-35-4802-000 Tax Map Number: /63/E20/////B/ Year: 2010	Property Address 44835 LAKEVIEW OVERLOOK PLAZA ASHBURN VA 20147
Current Owner Name/Address  M R P/T B G ASSOCIATES LLC c/o MRP REALTY 1310 N COURTHOUSE RD # 1100 ARLINGTON VA22201-2508	Current Description UNIVERSITY CENTER PCL.B 200810280064337 201008130047923P Acreage: 16.59
Land Book Owner As of Jan 1, 2010 MRP/TBG ASSOCIATES LLC 1133 21ST ST NW WASHINGTON DC 20036-3390	Land Book Description UNIVERSITY CENTER PCL.B 200810280064337 200810280064338P Acreage: 16.59

Sales Information/Group# 403

Recordation Date: 10/28/2008 Sale Price: \$0 Most recent Instrument ID: 201008130047923 Deed Year: 2010
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Total Parcel Assessment Information

As of Jan 1st: Land: \$6,684,600 Improvement: \$0 Fair Market Total: \$6,684,600 Land Use: \$0
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Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN Occupancy Code: VACANT LND	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date

Structure to be deleted

Structure Information #1

Year Built: 0 Total Area: 0 Occupancy Code: VACANT LND Percent Improvement Complete Jan 1: 0	Address: 44835 LAKEVIEW OVERLOOK PLAZA ASHBURN VA 20147
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Structure to be deleted

Structure Information #2


Year Built: 0 Total Area: 0 Occupancy Code: Percent Improvement Complete Jan 1: 0	Address: 44845 LAKEVIEW OVERLOOK PLAZA ASHBURN VA 20147
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PIN: 039-35-8157-000 Tax Map Number: /63/E15////H2/ Year: 2010	Property Address 44915 GEORGE WASHINGTON BLVD ASHBURN VA 20147
Current Owner Name/Address  CLARKE-HOOK CORPORATION 14506 LEE RD STE E CHANTILLY VA20151-1635	Current Description UNIVERSITY CENTER PCL.H2 200502160017889 200502160017890P Acreage: 3.00
Land Book Owner As of Jan 1, 2010 CLARKE-HOOK CORPORATION 14506 LEE RD STE E CHANTILLY VA 20151-1635	Land Book Description UNIVERSITY CENTER PCL.H2 200502160017889 200502160017890P Acreage: 3.00

Sales Information/Group# 403

Recordation Date: 2/16/2005
 Sale Price: \$0
 Most recent Instrument ID: 200502160017889
 Deed Year: 2005

Total Parcel Assessment Information

As of Jan 1st:
 Land: \$1,208,800
 Improvement: \$0
 Fair Market Total: \$1,208,800
 Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN Occupancy Code: VACANT LND	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date**Structure Information #1**

Year Built: 0 Total Area: 0 Occupancy Code: VACANT LND Percent Improvement Complete Jan 1: 0	Address: 44915 GEORGE WASHINGTON BLVD ASHBURN VA 20147
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Date of Query: 9/3/2010

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PIN: 039-36-0846-000 Tax Map Number: /63/E15////H1/ Year: 2010	Property Address 44921 GEORGE WASHINGTON BLVD ASHBURN VA 20147
Current Owner Name/Address  CLARKE-HOOK CORPORATION 14506 LEE RD STE E CHANTILLY VA20151-1635	Current Description UNIVERSITY CENTER PCL.H1 200502160017889 200502160017890P Acreage: 5.61
Land Book Owner As of Jan 1, 2010 CLARKE-HOOK CORPORATION 14506 LEE RD STE E CHANTILLY VA 20151-1635	Land Book Description UNIVERSITY CENTER PCL.H1 200502160017889 200502160017890P Acreage: 5.61

Sales Information/Group# 460

Recordation Date: 2/16/2005
Sale Price: \$0
Most recent Instrument ID: 200502160017889
Deed Year: 2005

Total Parcel Assessment Information

As of Jan 1st:
Land: \$2,260,400
Improvement: \$2,234,100
Fair Market Total: \$4,494,500
Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date**Structure Information #1**

Year Built: 2006 Total Area: 48,687 Occupancy Code: OFFICEBLDG Percent Improvement Complete Jan 1: 0	Address: 44921 GEORGE WASHINGTON BLVD ASHBURN VA 20147
Primary Area Class: OFFICEBLDG Construction: CL C MSNRY Stories: 2.0 Story Height: 15	Area Square Feet Gross Building Area: 24,343 Perimeter: 880 Total Basement: 0 Finished Basement: 0
Building Exterior Walls-1: BRK VNR Walls-2: Roof Material: BUILT UP Roof Type: FLAT/SHED Foundation: CONCRETE	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0
Building Interior Walls:	Heat-AC Heating Type: FORCED HOT AIR

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Recent Sales

Tax History

PIN: 039-36-4529-000 Tax Map Number: /63/E15////H3/ Year: 2010	Property Address 44933 GEORGE WASHINGTON BLVD ASHBURN VA 20147
Current Owner Name/Address ⓘ CLARKE-HOOK CORPORATION 14506 LEE RD STE E CHANTILLY VA20151-1635	Current Description UNIVERSITY CENTER PCL.H3 200502160017889 200502160017890P Acreage: 3.22
Land Book Owner As of Jan 1, 2010 CLARKE-HOOK CORPORATION 14506 LEE RD STE E CHANTILLY VA 20151-1635	Land Book Description UNIVERSITY CENTER PCL.H3 200502160017889 200502160017890P Acreage: 3.22

Sales Information/Group# 460

Recordation Date: 2/16/2005
Sale Price: \$0
Most recent Instrument ID: 200502160017889
Deed Year: 2005

Total Parcel Assessment Information

As of Jan 1st:
Land: \$1,297,400
Improvement: \$3,797,000
Fair Market Total: \$5,094,400
Land Use: \$0

Miscellaneous

State Use Classification: COMMERCIAL/INDUST Billing District: BROAD RUN Election District: BROAD RN	Agricultural District: N/A County Historic District: Tax District: RT28 CORRIDOR TAXED Tax Code: TAXABLE
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Structure Information As Of Current Date

Structure Information #1

Year Built: 2009 Total Area: 25,600 Occupancy Code: OFFICEBLDG Percent Improvement Complete Jan 1: 0	Address: 44933 GEORGE WASHINGTON BLVD ASHBURN VA 20147
Primary Area Class: OFFICEBLDG Construction: CL C MSNRY Stories: 1.0 Story Height: 12	Area Square Feet Gross Building Area: 25,600 Perimeter: 838 Total Basement: 0 Finished Basement: 0
Building Exterior Walls-1: BRK VNR Walls-2: Roof Material: ASP/FBGL Roof Type: FLAT/SHED Foundation: CONCRETE	Plumbing 3 Fixture Baths: 2 Fixture Baths: 0 Extra Water Closets: 0 Extra Sinks: 0 Urinals: 0 Other Fixtures: 0
Building Interior Walls:	Heat-AC Heating Type: UNSPECIFIED